

## Nora Gierloff

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**From:** Lynn Miranda  
**Sent:** Tuesday, July 03, 2012 8:40 AM  
**To:** Nora Gierloff  
**Subject:** FW: Update on Tukwila's draft plan for the Southcenter area

FYI

Lynn

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**From:** George Rockwell [<mailto:grockwell@andoverco.com>]  
**Sent:** Monday, July 02, 2012 5:49 PM  
**To:** Lynn Miranda  
**Subject:** Re: Update on Tukwila's draft plan for the Southcenter area

Lynn I have been in the real estate business for 30 years in Tukwila. Market forces drive business the city can draft whatever they want but I am afraid that is not going to bring much business in other than retail. Retail is popular because I-5 intercepts with 405, Tukwila or no Tukwila.

The city's main focus should be reducing crime and developing a better school system. The major business I have moved in the past have a tendency to by pass Tukwila. This is due to lack of amenities (no water other than a river) and lack of quality homes and schools. The soccer complex is great addition but that is only the start. Gr

George Rockwell  
206 679 7625

On May 21, 2012, at 5:03 PM, "Lynn Miranda" <[Lynn.Miranda@TukwilaWA.gov](mailto:Lynn.Miranda@TukwilaWA.gov)> wrote:

Hello,

You are receiving this email because you asked to receive information on the City of Tukwila's draft Plan for the Southcenter area. The Plan presents the community's vision for the evolution and continued growth of the area for the next 20 years, and establishes the primary means of regulating land use and development.

The revised Draft Book 2 of the Southcenter Plan is now available for public review. Book 2 is now titled the *draft Chapter 18.28 Tukwila Urban Center (TUC) District*. These regulations, when adopted, will replace the existing TMC Chapter 18.28 and be used to evaluate development proposals and improvement plans proposed on properties within the Southcenter area (existing TUC District).

You can access a copy of the *draft Chapter 18.28 Tukwila Urban Center District* on the City's website using the following link: <http://www.tukwilawa.gov/dcd/urbancenterplan.html>. On the City's website you can also view the *Public Comment Matrix* which has suggestions that reflect

EXHIBIT 2 DATE 7.2.12  
PROJECT NAME TUC-Plan  
FILE NO 109-008